

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

22 UPTON CIRCLE DERRIMUT VIC 3026

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Derrimut

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

18 NORTHAM GREEN DERRIMUT VIC 3026	\$936,000	08-Dec-25
126 LENNON PARKWAY DERRIMUT VIC 3026	\$870,000	24-Nov-25
8 BRODIE MEWS DERRIMUT VIC 3026	\$940,000	02-Aug-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 January 2026

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### 18 NORTHAM GREEN DERRIMUT VIC 3026

 4  2  2

Sold Price

<sup>RS</sup>

**\$936,000**

Sold Date

**08-Dec-25**

Distance

**0.29km**



### 126 LENNON PARKWAY DERRIMUT VIC 3026

 4  2  2

Sold Price

<sup>RS</sup>

**\$870,000**

Sold Date

**24-Nov-25**

Distance

**0.32km**



### 8 BRODIE MEWS DERRIMUT VIC 3026

 5  2  2

Sold Price

**\$940,000**

Sold Date

**02-Aug-25**

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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